

6.18.09 Trees and Landscaping.

At least one (1) tree shall be provided within the front yard on each platted lot. Said trees shall be a minimum of six feet (6') in height and one and one-half inch (1-1/2") trunk diameter at the time of planting. Existing trees shall be preserved to the maximum extent practical and shall count towards meeting the total tree requirements. (Ord. No. 89-46, § 6.18.09, 9-18-89)

6.18.10 Aesthetics and Buffering.

Visual monotony created by excessive block lengths shall be avoided. Curvilinear street alignments shall be used to the extent practical. Architectural and/or landscape elements that provide logical transition to adjoining, existing, or permitted uses shall be provided. Landscape materials shall be used to enhance architectural features, relate structure design to the site, visually screen non compatible uses, and ameliorate the impact of noise. (Ord. No. 89-46, § 6.18.10, 9-18-89)

6.18.11 Private Open Space.

Open space intended for the private use of each individual dwelling unit shall be so located and designed as to maximize its privacy, especially in relation to adjacent dwelling units. The use of privacy fencing is encouraged, but not mandatory. If used, privacy fencing shall be of a style and color that is compatible to the dwelling units. (Ord. No. 89-46, § 6.18.11, 9-18-89)

6.18.12 Platting Requirements.

Each Zero Lot Line dwelling shall be located on its own individual platted lot. Platting and development plan approval shall be in accordance with the procedures, requirements, and standards of the Greenwood Subdivision Control and Land Development Ordinance No. 84-7, (Article 15 of this Chapter) as amended. The plat document shall indicate the zero lot lines and easements appurtenant thereto. The property lines of lots do not have to be square or rectangular in shape or configuration provided that the requirements and standards of this Section (10-102) are otherwise met (i.e. "Z" lot or other configurations shall be permitted). (Ord. No. 89-46, § 6.18.12, 9-18-89)

Sec. 10-103 Parking Requirements*6.20.01 Purpose and Scope:*

It is the intent of these requirements that adequate parking and loading facilities be provided off the street right-of-way for each use of land within the City of Greenwood. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

To reduce traffic problems and hazards by eliminating unnecessary on-street parking, every use of land must include on-premises parking sufficient for the needs normally generated by the use, as provided by this Section. Parking spaces or bays contiguous to the street, required by subdivision or other ordinances, are in addition to and not in place of the spaces so required. (Ord. No. 97-44, §1, 11-17-97)

6.20.02 Definitions:

As used in this Section, the term:

“parking space” means an area, not including any part of a street or an alley, designed or used for the temporary parking of a motor vehicle;

“parking area” means a group of parking spaces, or an open area not including any part of a street or an alley, designed or used for the temporary parking of motor vehicles.

6.20.03 Uses and Number of Spaces:

The minimum number of parking spaces for the uses set forth shall be provided as follows:

USES	REQUIRED PARKING SPACES
Airport or heliport	1 per 2 employees plus 1 per based or daily transient aircraft
Automobile or trailer sales area	1 per 1,000 sq. ft. used for retailing
Automobile sales and repair (indoor)	1 per 200 sq. ft. of floor area
Banks, business offices, professional offices, similar business uses, postal stations, telegraph offices, and similar service uses	1 per 300 sq. ft. of gross floor area exclusive of areas for storage, utilities, bldg. service
Boarding or lodging house	1 per each overnight guest
Bowling alley	3 per lane plus 1 per 6 spectator seats
Business uses not otherwise listed	As determined by the Plan Commission
Cemetery, crematory, or mausoleum	1 per 2 employees plus 1 per 4 seats
Church, Theater, Community Center, Auditorium	1 per 4 seats in main auditorium
Clinic - Medical or Dental	1 per employee plus 8 per doctor
College or university	As determined by the Plan Commission
Country club or golf course	1 per 2 employees plus 3 per golf hole
Dancing academy	1 per 200 sq. ft. of floor area
Department store, retail showroom, apparel shop, flower shop, drugstore, hardware store, stationer, newsdealer, record shop, photo studio, barbershop, reducing salon, bakery, grocery, meat market, supermarket, cold-storage locker service (individual), roadside sales stand, electrical appliance shop, radio-TV shop, dressmaker, millinery, tailor and pressing shop, self-service laundry, laundry agency, billiard room, and other commercial establishments not otherwise classified in this table	1 per 150 sq. ft. of floor area used

USES

Fishing or hunting lodge (seasonal)
 Fraternity, sorority or student cooperative
 Greenhouse (commercial), facilities for
 raising or breeding non-farm fowl or
 animals (commercial)

 Home Occupation
 Hospital

 Hotel
 Industrial Park - Research & Manufacturing*
 Industrial uses generally*
 Junk Yard
 Kindergarten or day nursery
 Mobile Home Park or Travel Trailer Park

 Mortuary
 Motel

 Nursing home or home for aged or sanitarium

 Outdoor commercial recreational use

 Office Building

 Penal or correctional institution

 Police station or fire station
 Private club or lodge

 Private recreational development
 Public camp
 Public library, museum, or municipal or
 government building
 Public or commercial sewage disposal plant
 Radio or TV tower
 Railway right-of-way, railroad operational use
 Railway station or motor bus station

 Residential use - multiple family
 Residential use - single or two-family
 Riding stable

REQUIRED PARKING SPACES – Cont'd

for retail trade in the building including all
 areas used by the public
 1 per 3 guests
 1 per 2 occupants

 1 per 3 employees plus 1 per 125 sq. ft. of
 sales area
 1 in addition to residence requirement
 1 per 4 beds plus 1 per doctor plus 1 per 3
 employees plus 1 per hospital vehicle
 1 per 3 employees plus 1 per sleeping room
 1 per 2 employees on largest shift
 1 per 3 employees
 1 per 2 employees
 1 per 2 employees plus 1 per 5 children
 1 per 2 employees plus 2 per mobile home
 or trailer stand
 1 per 6 seats in main auditorium
 1 per sleeping room plus adequate parking
 for employees
 1 per 6 patient beds plus one for each staff or
 doctor plus one for each employee
 1 per 3 employees plus 1 per 500 sq. ft. of
 use area
 1 per each 300 sq. ft. of gross floor area in
 the building exclusive of area for storage,
 utilities, or building service
 1 per 3 employees plus 1 per 10 inmates
 (capacity)
 1 per 3 employees on shift
 1 per each 50 sq. ft. of floor area used for
 assembly or recreation
 1 per 2 customers or members
 1 per camp site plus 1 per cabin

 1 per 125 sq. ft. of floor area
 1 per employee per shift
 1 per employee per shift
 1 per 2 employees where headquartered
 1 per 10 seats in waiting room plus 1 per
 2 employees of connected retail use
 1 3/4 per dwelling unit
 2 per dwelling unit
 1 per 5,000 sq. ft.

<i>USES</i>	<i>REQUIRED PARKING SPACES – Cont'd</i>
School	1 per 3 staff members plus 1 per 6 auditorium seats
Restaurant, deli, tavern, or nightclub	1 per 3 seats or 1 per 45 sq. ft. in public seating area (the occupancy load factor), whichever is greater, plus 1 per employee of largest shift
Shopping Center	1 per 150 sq. ft. of sales area
Stadium or coliseum	3 per 4 employees plus 1 per 4 seats
Telephone exchange or public utility substation	1 per employee
Theater (indoor)	1 per 4 seats
Theater (outdoor)	1 per 2 employees
Tourist home	1 per employee plus 1 per sleeping accommodation
Trade or business school	1 per 3 students and staff
Truck freight terminal	1 per 2 employees plus 4 for customers plus truck capacity
Veterinary hospital for small animals or kennel	1 per 2 employees

If there is no use category listed above, then the Plan Commission or its designee shall determine the most appropriate category based upon reasonable information with the goal of adequate parking.

*Parking for industrial establishments shall provide adequate area to park all employees and customers at all times as well as adequate space for loading, unloading, and storing vehicles used incidental to or as a part of the operation of the establishment. (Ord. No. 97-44, §1, 11-17-97)

6.20.04 Size and Arrangement:

Parking spaces required by this section shall meet or exceed the following size and arrangement standards:

See Drawing at the end of this Chapter, page 852.3.

6.20.05 Location for Business/Commercial Use:

The parking spaces prescribed by this Section for a business or an industrial use must be located on the premises or on a site, approved by the Plan Commission, at least part of which is within three hundred (300) feet of the premises. (Ord. No. 97-44, §1, 11-17-97)

6.20.06 Paved Surface Requirements:

The following shall be the paved surface requirements:

- A. All driveways and parking areas for all uses shall be paved within concrete, asphalt, or other approved hard surface material; and
- B. Lots or areas accessible to the general public for display for the sale, rental, or promotion of vehicles, boats, trailers, horse trailers, recreational vehicles, campers, implements, trucks, or equipment shall be paved with concrete, asphalt, or other approved hard surface material; and
- C. Lots or areas for the storage of vehicles, boats, trailers, recreational vehicles, campers, implements, trucks, or equipment shall be exempt from the above paving standards provided that all of the following are met:
 - (1) shall be in an I-2 Industrial zoning district;
 - (2) shall be located in a rear or side yard of the principle building; and
 - (3) shall not abut residential zoning or land use.

(Ord. No. 97-44, §1, 11-17-97)

6.20.07 Joint Parking:

A group of business or industrial uses may provide a joint parking area if the number of spaces in the area at least equals the aggregate of the spaces required for the several uses. (Ord. No. 97-44, §1, 11-17-97)

6.20.08 Parking Agreements:

A House of Worship that requires a parking area at times when nearby uses do not need their parking facilities may, by agreement approved by the Plan Commission, use those facilities instead of providing their own. (Ord. No. 97-44, §1, 11-17-97)

6.20.09 Waiver:

Parking requirements may be waived or reduced by the Plan Commission for cause shown. (Ord. No. 97-44, §1, 11-17-97)

6.20.10 Required Open Space:

Off-street parking or loading space shall be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

The area requirement for off-street parking shall be in addition to the yard areas herein required; except that the front yard required in a C-1 Neighborhood Shopping District or a PUD Industrial District may be used for uncovered parking area; and further provided that the front yard required in a Residential District may be used for the uncovered parking area for six (6) or less vehicles associated with a residential use when the area is surfaced with a pavement. No parking areas shall be permitted within a front yard setback line established six (6) feet from the property line. A front yard may be used for uncovered parking area for more than six (6) vehicles in accordance with the provisions of paragraph 11 below. (Ord. No. 97-44, §1, 11-17-97)

6.20.11 Off-Street Parking Lots In or Abutting Residential Districts or Uses:

Whenever off-street parking lots for more than six (6) vehicles are to be located within or adjacent to a residential district, the following provision shall apply:

- A. All sides of the lot within or abutting the residential district shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition.
- B. No parking shall be permitted within a front yard setback line established twenty (20) feet back of the property line of interior and corner lots wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no set back shall be required.
- C. All yards shall be landscaped with grass and shrubs and maintained in good condition the year round.
- D. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- E. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- F. Whenever lighting is provided, the intensity of light and arrangement of reflectors shall be such as not to interfere with residential uses or residentially zoned properties.
- G. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only non-intermittent white lighting of signs shall be permitted.

(Ord. No. 97-44, §1, 11-17-97)

6.20.12 Off-Street Parking/Stacking for Drive-Up Windows:

Any establishment providing service from inside of a building directly to customers in automobiles (or other vehicles) shall provide for the following number of in-line vehicle spaces approaching and leaving the drive-up window or station:

<u>Use</u>	<u>Minimum Number of Spaces Required</u>			
	<u>Before</u>	<u>At</u>	<u>After</u>	<u>Total</u>
Bank or ATM (per bay)	6	1	1	8
Restaurant (1 window)	6	1	2	9
Restaurant (2 window)	8	1 ea	2	12
Car Wash (self serve) (per bay)	3	1	2	6
Car Wash (semi or automatic)	12	-	4	16
Other Uses	3	1	1	5

The parking/stacking space required above for drive-up windows shall not be included in the number of permanent parking spaces required elsewhere in this Section.

For the purpose of calculating the number of parking/stacking spaces, a space shall be defined as nine (9) feet in width and twenty (20) feet in length.

The parking/stacking spaces for a drive-up window shall not block or impede the entrance, exit, or primary traffic aisles of a commercial center or subdivision. Said spaces shall be contained on-site of the building being served. (Ord. No. 97-44, §1, 11-17-97)

6.20.13 Visibility at Street Intersections:

On a corner lot in any district, nothing shall be erected, placed, planted, parked, or allowed in such a manner as materially to impede vision between a height of two and a half (2 1/2) and six (6) feet above the centerline grades of the intersecting streets in an area bounded by the street lines of such corner lots and a line joining points along said street lines twenty-five (25) feet from the point of the intersection. (Ord. No. 97-44, §1, 11-17-97)

6.20.14 Joint Parking Facilities for Complexes:

Whenever two or more uses are located together in a common building, shopping center or other integrated building complex, the parking requirements may be compiled within providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements. (Ord. No. 97-44, §1, 11-17-97)

6.20.15 Parking Lot Area Standards:

Parking lots for business, commercial, industrial, or other non-residential uses shall provide a minimum area of three hundred fifty (350) square feet per parking space to provide adequate area to maneuver vehicles. The aisles between rows of parking spaces shall be a minimum width of twenty-four (24) feet for two-way traffic. (Ord. No. 97-44, §1, 11-17-97)